



Apple Tree Cottage

Shirley Holms Road, Boldre, SO41 8NG



SPENCERS





APPLE TREE COTTAGE

SHIRLEY HOLMS ROAD • BOLDRE

A beautiful detached country house, set in approximately three acres of stunning, bluebell-lined woodland with open lawns, tennis court, and a modern timber garage complex.

The property is ideally located in a completely private and peaceful location, just a stone's throw from the open forest in Shirley Holms and within close proximity of the coastal town of Lymington and New Forest villages, Sway and Brockenhurst.

Offers in Excess of £1,500,000



5



4



3



The Property

This characterful five bedroom home combines the charm of original cob construction with traditional brick-built elevations and offers well-proportioned accommodation throughout.

Features include a welcoming entrance hall with standalone wood-burning stove and a cloakroom/WC, a delightful open-plan farmhouse-style kitchen with Belfast sink, integrated appliances including double ovens with gas hob over, dishwasher and full height fridge freezer and a clearly defined dining area with built-in cupboards and double doors opening onto the terrace.

Additional ground floor rooms include a dual-aspect snug, a boot room, and separate utility room.

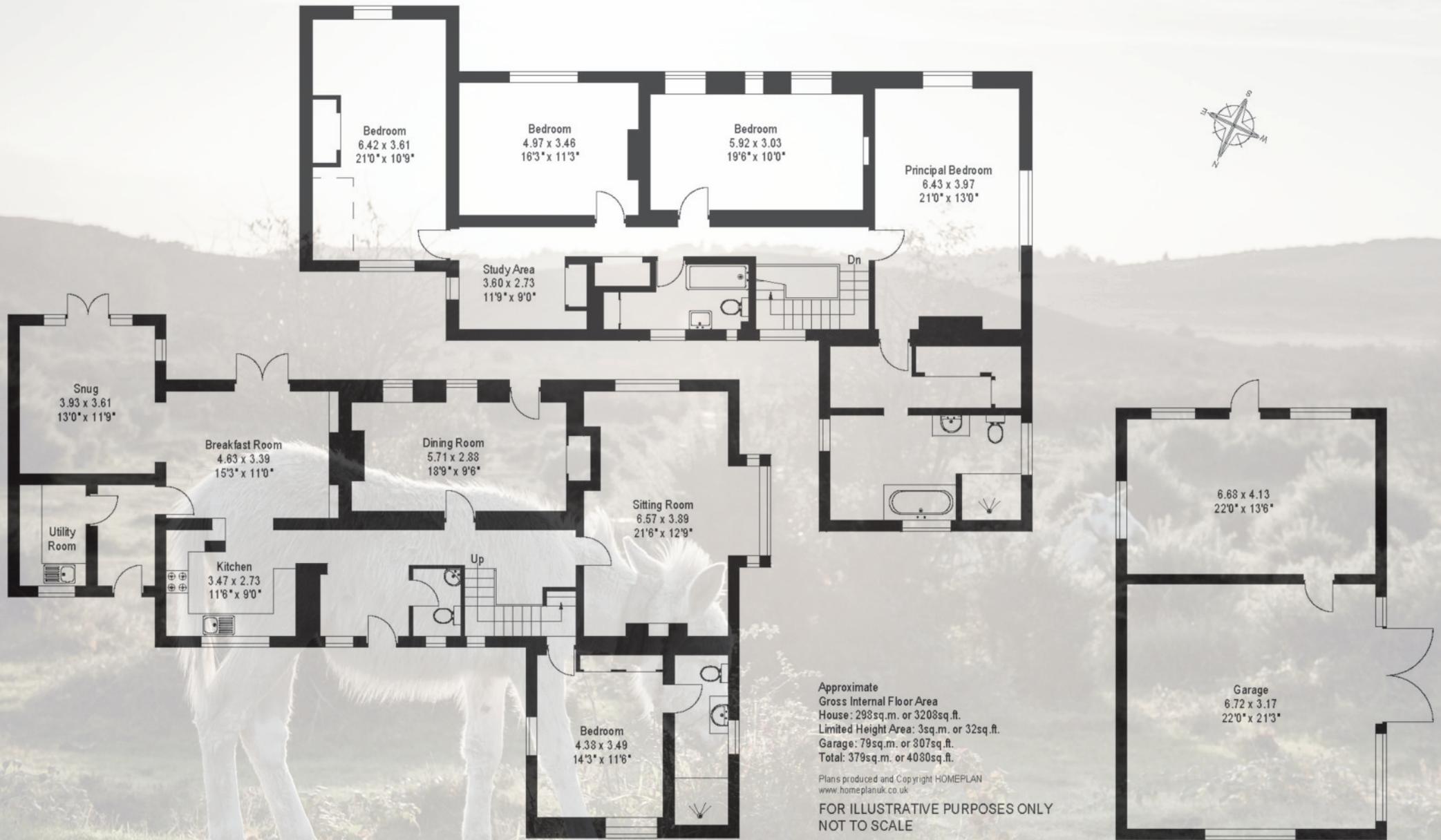
Forming part of the original cottage, the formal dining room, centred around a feature fireplace, opens into a bright and spacious dual-aspect sitting room with a charming box bay window and a further open fireplace. A ground-floor guest suite offers a dual-aspect double bedroom with fitted wardrobes and a stylish Fired Earth en suite wet room.

Upstairs, the landing provides space for a home office area and gives access to three double bedrooms enjoying delightful garden views, all served by a family bathroom.

The impressive principal suite features a dual-aspect bedroom, a walk-through dressing room, and a vibrant Fired Earth en suite bathroom.

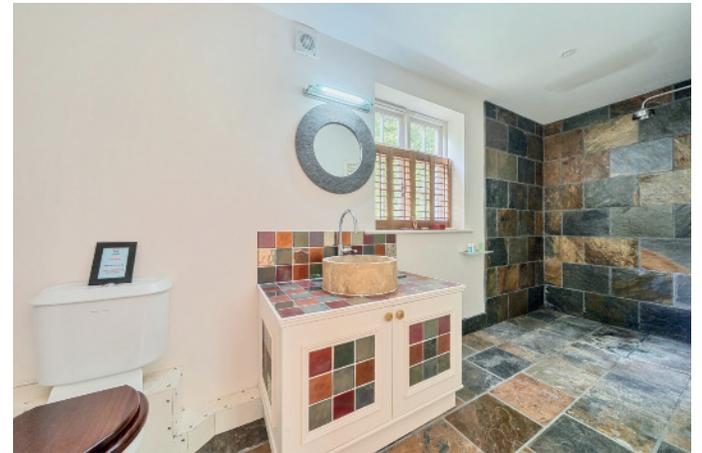






Approximate
 Gross Internal Floor Area
 House: 293sq.m. or 3208sq.ft.
 Limited Height Area: 3sq.m. or 32sq.ft.
 Garage: 79sq.m. or 807sq.ft.
 Total: 379sq.m. or 4080sq.ft.

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 NOT TO SCALE**







Grounds & Gardens

Outside, the stunning south-facing rear gardens include a sunny terrace and lawn framed by mature shrubs and trees. To the front, a sweeping driveway leads to the substantial timber garage complex with EV charging point, open lawn areas with flowerbed borders, and a tennis court nestled within enchanting bluebell and daffodil-carpeted woodland.

Additional Information

Tenure: Freehold

Energy Performance Rating: E Current: 51 Potential: 78

Council Tax Band: G

Property construction: Part cob & standard construction

Services: Mains electric and water

Heating: LPG & Oil

Drainage: Septic Tank (Sole Use)

Flood Risk: Very Low

Broadband: ADSL Copper-based phone landline. Mobile via 4G network to provide internet to the property.

Standard broadband with speeds of up to 22Mbps is available at the property (Ofcom)

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.







Directions

From our office in Brockenhurst turn left and proceed to the end of Brookley Road before turning right onto the A337. Proceed over the level crossing and continue along the A337 for approximately two and a half miles, before turning right into Shirley Holms Road. Continue along the road for half a mile and take the right turning into Jealous Lane immediately after the railway bridge. The property is the first on your right hand side.

Situation

The property is situated on the outskirts of Boldre village, within a short drive of both Lymington and Brockenhurst. The village of Brockenhurst lies to the north and benefits from a mainline station with direct access to London Waterloo and an extensive range of local shops, restaurants, a primary school, a popular tertiary college and the renowned Brockenhurst Golf Club.

The Georgian market town of Lymington lies to the south with its extensive yachting facilities, Saturday market and a ferry service to Yarmouth, Isle of Wight. The area boasts a number of well regarded primary and secondary schools including St Luke's C of E primary, William Gilpin and the popular Priestlands schools. There are also a number of noteworthy independent schools including Walhampton, Ballards and Durlston. The New Forest National Park offers outstanding natural beauty and extensive walking and horse riding opportunities.

Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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